

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 8, 1977PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 8, 1977, at 2:00 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Volrich
 Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
 Kennedy, Marzari, Puil and Rankin.
 Alderman Harcourt (Items 3 to 5 only)

CLERK TO THE COUNCIL: D. H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
 SECONDED by Ald. Gerard,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. FM-1 District Schedule
(Fairview Multiple Dwelling District)

An application was received from the Director of Planning to amend the text of Section 1(C) "Floor Space Ratio" by adding the following paragraph:

"In computing the floor space ratio, site area shall be measured to the rear property line on sites where there has been no dedication for lane purposes or to the ultimate centre line of the lane on sites where land has been dedicated for lane purposes".

The application was approved by the Director of Planning.

The Director of Planning addressed Council and gave a brief explanation of the application.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Puil,
 THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - 115-121 Keefer Street

An application was received from the Director of Planning to rezone Lot 2 of Lot A, Block 15, D.L. 196, Plan 7362, being 115-121 Keefer Street

From: CD-1 Comprehensive Development District
 To: HA-1 Chinatown Historic Area District.

The application was approved by the Director of Planning.

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Rezoning - 115-121 Keefer Street (cont'd)

A representative of the Planning Department explained to Council this application is for property near the intersection of Columbia and Keefer Streets and advised that a letter had been received from Mr. Harry Fan on behalf of the owner of the subject property stating that the owner had no objection to the proposed rezoning.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - S/W Corner East 29th Avenue and Prince Albert Street

An application was received from Mr. Roy Lisogar, Fraser Villa Ltd., to rezone Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727 being the southwest corner of East 29th Avenue and Prince Albert Street

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses: - apartment building containing a maximum of 62 dwelling units
- customarily ancillary uses including off-street parking subject to such conditions as Council may by resolution prescribe.

Floor Space

Ratio: Not to exceed 0.80 (after dedication)

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sun-decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: Not to exceed 25 feet nor 2 storeys plus a cellar.

Off-Street
Parking:

Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking for residential use shall be assessed at one parking space for each 725 square feet of gross floor area used for residential purposes,

cont'd....

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Rezoning - S/W Corner East 29th
Avenue and Prince Albert Street
(cont'd)

And subject to the following conditions:

- (i) That Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be first consolidated into one parcel and the owner dedicate to the City the required lands for lanes and streets purposes as determined by the City Engineer, and these be so registered in the Land Registry Office.
- (ii) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection facilities and provision of useable outdoor space.
- (iii) The form of development is not to be materially different from the plans prepared by Stephen Galovics Architects, dated July 10, 1977, revised August 4, 1977 and stamped 'Received, City Planning Department, August 15, 1977'.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

The Director of Planning approved the application.

The Director of Planning gave a history of this proposal and advised Council that the Floor Space ratio was shown as 0.80 in error and should be amended to read 0.75. He indicated that the lower floor space ratio may mean a reduction in the maximum number of dwelling units from 62 to 58.

The Director of Planning also advised of a resolution passed by the Kensington Area Citizens Advisory Committee which requested that the Kensington Area Planner, on behalf of the Committee, request Council to adjourn the Public Hearing to a later date.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. Russ Podmerou of 942 East 29th Avenue, suggested that the proposed development is not family-oriented in that the units are relatively small. He presented a number of pictures of the site and a petition signed by residents of the area opposed to the development.
- Mrs. R.J. Grant, a resident of the Fraser Villa Apartment Building, 4550 Fraser Street, advised that the Fraser Villa looks out over the subject site and urged Council to approve the development which she felt would be an asset to the neighbourhood.
- Mrs. L. Berger, a resident of East 30th Avenue, expressed some concern over the appearance of the existing Fraser Villa Apartment Building.
- Miss Kathleen Bartlett, 4552 Prince Albert, complained that houses in the neighbourhood became run-down after being purchased by the applicant.
- A representative of the Riley Park Planning Committee spoke in opposition to the proposed rezoning.
- Mrs. M. Hawes, 4550 Fraser Street, urged approval of the application.

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Rezoning - S/W Corner East 29th Avenue and Prince Albert Street (Cont'd)

- A resident of the 4500 Block Fraser Street also spoke in favour of the proposed rezoning.
- Mrs. Joan Favell, 4550 Fraser Street, spoke in favour of the proposed development stating it would be an improvement to the neighbourhood.
- Mr. Roy Lisogar, the applicant, provided Council with a brief verbal history of his proposed development pointing out that residents in the neighbourhood were canvassed for their reaction to the proposal and not one opponent to the proposal was found. Mr. Lisogar urged approval of his development, but pointed out that the new floor space ratio of 0.75, which the Director of Planning had requested be substituted, would have the effect of reducing the development by four (4) units.

A letter dated November 3, 1977, from the Chairman of the Riley Park Citizens N.I.P. Planning Committee was noted.

MOVED by Ald. Harcourt

THAT this Public Hearing be adjourned for two weeks, to be reconvened in the evening at a suitable location in the area.

- CARRIED

(Ald. Gerard, Gibson, Kennedy and the Mayor opposed)

4(a) Rezoning - 2615 Ash Street

An application was received from Hanson-Erb Architects to rezone Lot B of 9 and 10, Block 379, D.L. 526, being 2615 Ash Street

From: RM-3A Multiple Dwelling District
 To: CD-1 Comprehensive Development District for hospital and customary ancillary uses, subject to such conditions as Council has prescribed by resolution.

The proposed rezoning would amend the plan forming a part of By-law No. 4772 (being the CD-1 By-law for the Vancouver General Hospital and Cancer Institute area) to include this site, in order that it will be subject to the same conditions and regulations as that By-law.

The Director of Planning approved the application.

A representative of the Planning Department gave a brief explanation of this application.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of Hanson-Erb Architects be approved.

- CARRIED UNANIMOUSLY

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4(b) 636 West 10th Avenue

An application was received from the Director of Planning to rezone Lot 7, Block 379, D.L. 526, Plan 991 being 636 West 10th Avenue

From: CD-1 Comprehensive Development District
To: CD-1 Comprehensive Development District.

The existing CD-1 By-law No. 4974 for the site is identical in text to the CD-1 By-law No. 4772 (being the By-law for the Vancouver General Hospital and Cancer Institute area). The proposed change makes no substantive alterations except to apply the same conditions and regulations in CD-1 By-law No. 4772 to this site. By-law No. 4974 is then repealed.

The Director of Planning approved the application.

A representative of the Planning Department briefly addressed Council on this matter.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

5. Sign By-law No. 4810
(Housekeeping Amendment)

An application was received from the Director of Planning as follows:

- (a) amend the text to reorder and update Schedule I "Comprehensive Development Areas".
- (b) amendment to establish Sign Regulations for the newly-established CD-1 By-law (29th Avenue and Prince Albert Street if rezoned to CD-1).

The Director of Planning approved the application.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Gibson,
THAT the application of the Director of Planning to amend the text to re-order and update Schedule I "Comprehensive Development Areas" be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the application of the Director of Planning for an amendment to establish Sign Regulations for a proposed CD-1 By-law (29th Avenue and Prince Albert Street if rezoned to CD-1) be referred to the adjourned Public Hearing, which is to be reconvened in the evening in the Kensington area.

- CARRIED UNANIMOUSLY

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COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Special Council Meeting adjourned at 3:20 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of November 8, 1977, adopted on
November 22, 1977.



MAYOR



CITY CLERK